

## Response to Comments Table Final Comments (12-14-09)

Page #, Ref.	Comment er	Comment	Response
Overall	Home Builder's Association	Energy efficiency and green house gas reduction need to focus on retrofitting existing buildings.	The Department generally agrees, and the Draft COSE addresses this issue at IS E1.2.3; IS E3.2.1; IS E 3.2.2.; IS E3.2.2
Overall	Home Builders Association	The COSE needs a section on land use	Land use polices are primarily found in the Land Use Element. However, the COSE has addressed the need for appropriately zoned residential land at AQ IS 1.2.1 f-g
Overall	Home Builders Association	Regional jobs-housing balance should be addressed in terms of GHG emissions and energy consumption.	Several policies in both air quality and energy chapters address these issues where appropriate. See AQ IS 1.1.1; IS 1.2.1, etc...
Overall	Home Builders Association	Reliance should be placed on lowering GHG emissions, not focus on reducing VMT.	Reducing VMT is a valid way to reduce GHG emissions. We agree that attention must be given to all GHG emitting sectors including transportation, buildings, waste stream, etc...
Overall	Home Builders Association	Re-zone large parcels to residential zoning to promote smart growth development.	The COSE addresses this issue where appropriate for the Element at AQ IS 1.2.1 f-g.
Overall	Home Builders Association	Alternative transportation should emphasize express transit service.	The COSE addresses "convenient alternative transportation" at AQ1.3.
Overall	Home Builders Association	COSE goals and policies seem to minimize financial viability concerns.	Financial viability is not accurately calculable because the COSE is a policy level document. Implementation of the policies and projects will inform on their financial feasibility and determine viable solutions.
Overall	Home Builders Association	County wide conservation and open space taxing authority should be created to help fund pedestrian/bicycle paths and purchase open space.	The Department generally agrees that an open space taxing authority is a helpful solution for funding open space and bike/ped trails see COSE – 2 revised.
Introduction Page 1.1	Home Builders Association	Development in <b>inappropriate places</b> should be cited	The sentence reads: ".....vulnerable to development pressure <b>that can</b> incrementally degrade biodiversity....." and accurately reflects that development can effect resources."
Introduction Page 1.23	Home Builders Association	What will the composition of the COSE committee be?	Strategy cites Dept will staff the committee. There is no other mention of who will be on the committee however a stakeholder group is likely and will be suggested at the time the committee is formed.
Introduction Page 1.23	Home Builders Association	Will the mitigation fee program comply with AB 1600 and other land use requirements?	The strategy cites compliance with AB 1600.
Air Quality Page 2.5	Home Builders Association	Is VMT really the way to define the problem? Is the reduction in GHG emissions due to higher densities known?	These are good questions. However, the Inventory Report was completed in accordance with strict protocols approved by CARB. The CAP will address the issue of VMT reduction, the methodology to reach the reduction goal and how much reduction can be expected from land use changes.
Air Quality Page 2.7	Home Builders Association	How much residential land is needed to meet the Recognize Success criteria?	The Land Use Element will address the specifics of zoning, not the COSE.

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Air Quality Page 2.10	Home Builders Association	Promoting vertical mixed use is a mistake because it cannot be funded or insured.	The COSE is meant to look into the future when there may be an improvement funding environment for vertical mixed use developments. Horizontal mixed use is allowed now..
Air Quality Page 2.10	Home Builders Association	Encouraging new residential development ½ mile from public activity centers is arbitrary and unachievable.	One-half mile is a reasonable distance in many of our lower density communities. An increased density in these locations is likely and achievable.
Air Quality Page 2.12	Home Builders Association	Does Policy 1.4 require alternative transportation improvements to be in place before construction?	Policy 1.4 states: <i>Where new development is required to provide necessary alternative transportation improvements, such improvements <b>should</b> be in place, <b>or otherwise guaranteed</b>, before or concurrent with construction of the new development.</i> This is sound public policy and does not differ from current practice.
Air Quality Page 2.15 Goal 2	Home Builders Association	In order to reduce VMT, the county should require employees to live where they work.	There are methods currently in place that address employee related VMT reduction such as car and van pools, transit and policies that allow employees to telecommute from home . Requiring employees to live where they work is not feasible or legal.
Energy General	Sierra Club	The Sierra Club addresses the many reasons why distributed energy is an important part of energy production.	The Department generally agrees with the comments. The COSE seeks to encourage several forms of renewable energy production.
Energy General	Home Builders Association	The County should encourage private sector to stop selling incandescent lights.	It's much more efficient for the State to take the responsibility for this.
Energy General	Home Builders Association	The County should encourage only Energy Star appliances to be sold in the county.	Energy Star appliances are promoted on new and retrofitted development.
Energy Page 5.3	Home Builders Association	Sentence should read: <b><i>Existing Buildings account for nearly half of the total energy used in the United States</i></b> to emphasize need to retrofit existing buildings.	Retrofitting existing buildings is included in policy and implementation strategies.
Energy Page 5.9 Goal 2	Home Builders Association	Title 24 already requires energy efficiency.	The goal and polices here relate to reducing energy use at County owned or operated facilities, not private buildings.
Energy Page 5.16	Home Builders Association	Policy 4.2 offers incentives to green development. IS 4.1.2 calls for development of a mandatory green building program.	Green projects should receive some incentive which could include time or fee incentives or level of review incentive.
Open Space	Cities of Morro Bay; Paso Robles; SSLOCSD	Revise Open Space Chapter to allow application of bio-solids on open space lands.	Bio-solid application is allowed on lands designated Agriculture. The revised policy recommends bio-solids not be applied to land zoned Open Space which includes approximately 220,000 acres (10% of the county)
Open Space	Calif. Assoc. of Sanitation Agencies	Revise Open Space Chapter to allow application of bio-solids on open space lands	Bio-solid application is allowed on lands designated Agriculture. The revised policy recommends bio-solids not be applied to open space lands. This appears to be a middle course.

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Open Space	David Broadwater	Bio-solids are already allowed on agriculturally zoned land, not open space lands.	The revised bio-solids policy adequately addresses bio-solid use on open space lands.
Water General	Home Builders Association	Water conservation must focus on existing development and not on the limited amount of new development.	The Department believes that both are needed. Water conserving new development will continue to conserve water for decades. Retrofitting existing development with water saving devices and practices are encouraged in COSE . Water Chapter, <i>Implementation Strategy WR 4.1.2 - Adopt countywide water conservation ordinance</i>
Water Chapter Pg. 10.7 Policy 1.3	Home Builders Association	This is poorly explained.	The policy establishes an order for new water sources and places desalination and new imported water sources at the end of the priority list. Contaminated groundwater supplies can be remediated and used.
Water Chapter Pg. 10.11 Policy 1.5	Home Builders Association	Policy 1.15 seems to contradict Policy 1.3	The two policies are complimentary. Desalination of seawater is very low on the loading order and should be pursued only when other options are not feasible. Feasibility is determined generally by the Board of the Flood Control and Water Conservation District.